



**CITY OF SUNNYVALE
REPORT
Administrative Hearing**

October 12, 2005

SUBJECT: **2005-0872** – Application for the property located at **884 Mockingbird Lane** (near Morningside Dr.) in an R-0 (Low-Density Residential) Zoning District. (APN: 198-11-007)

Motion Variance from Sunnyvale Municipal Code section 19.46.060 to allow a two-car garage less than the required 400 square feet.

REPORT IN BRIEF

Existing Site Conditions Existing single-story residence

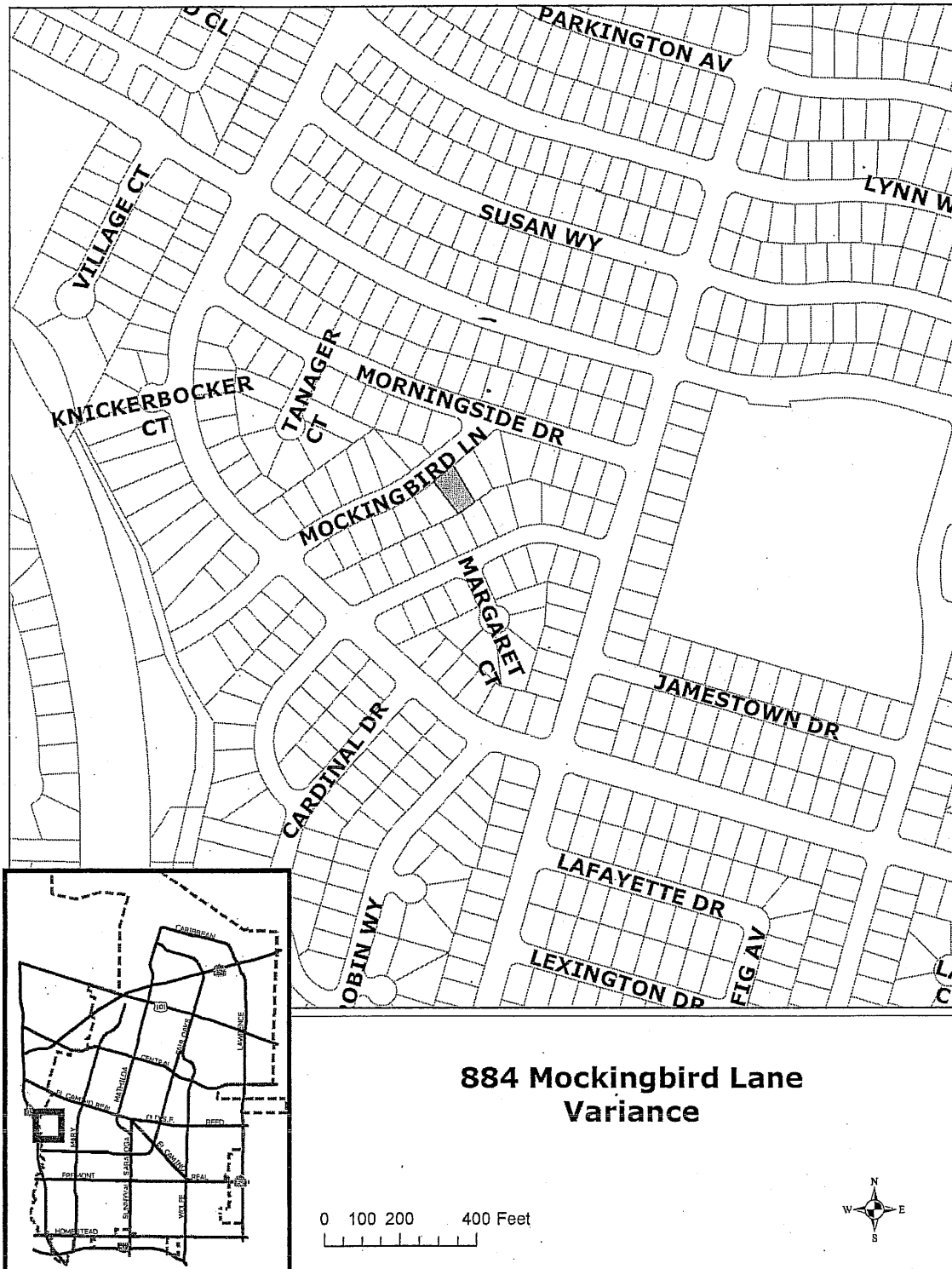
Surrounding Land Uses

North	Residential
South	Residential
East	Residential
West	Residential

Issues Justifications for a Variance

Environmental Status A Class 1 Categorical Exemption relieves this project from California Environmental Quality Act provisions and City Guidelines.

Staff Recommendation Approve with Conditions



PROJECT DATA TABLE

	EXISTING	PROPOSED	REQUIRED/ PERMITTED
General Plan	Residential Low Density	Same	Residential Low Density
Zoning District	R-0	Same	R-0
Lot Size (s.f.)	6,721	Same	6,000 min.
Gross Floor Area (s.f.)	2,188	2,282	3,024 max.
Lot Coverage (%)	32.6%	34.0%	45% max.
Floor Area Ratio (FAR)	32.6%	34.0%	45% max. without PC review
No. of Stories	1	1	2 max.
Setbacks (Facing Property)			
Front (ft.)	21'	20'	20' min.
Left Side (ft.)	8' (12' total)	Same	4' min. (12' total min.)
Right Side (ft.)	4' (12' total)	Same	4' min. (12' total min.)
Rear (ft.)	26'	Same	26' min.
Parking			
Total Spaces	4	Same	4 min.
Covered Spaces	2	Same	2 min.
Garage Area (s.f.)	~274 (carport)	~371	400 min.

★ Starred items indicate deviations from Sunnyvale Municipal Code requirements.

ANALYSIS**Description of Proposed Project**

The applicant is proposing to remove the existing 2-car carport and to replace it with a 2-car enclosed garage.

The Variance is for the size of the proposed garage. The Sunnyvale Municipal Code section 19.46.060 requires a 2-car garage to be at least 400 square feet, with minimum dimensions of 17 feet wide and 18 feet deep. Given the

configuration of the existing house, designing a full 400 square foot garage would require the applicant to either encroach into the allowable side yard, into the required front yard, or to not allow an adequate entry passage to the front door.

The proposed site layout is fairly common on the 800 block of Mockingbird Lane with about half of the homes having similarly designed garages.

The applicant had initially requested a Variance for a reduced front yard setback of only 18.5 feet to allow for the full 400 square foot garage. Staff noted that in recent years, the City Council has demonstrated a greater concern with setback deviations than with reduced garage size, denying some requests for even small setback deviations. After consulting with staff, the applicant amended the Variance request to be for a reduced garage size rather than a reduced front yard setback.

Background

There are no previous planning applications related to the subject site.

Environmental Review

A Class 1 Categorical Exemption relieves this project from California Environmental Quality Act provisions and City Guidelines. Class 1 Categorical Exemptions include minor additions to existing facilities.

Variance

Site Layout: The existing 6,721 square foot lot is fairly rectangular in shape with the existing single-story house located in the middle of the lot. The proposed garage would be located in the front of the house and replace the existing carport.

Most lots in the vicinity of the site are of similar lot configuration, with either carports or garages located in the front yard.

Architecture: The proposed addition would be incorporated into the existing house design, providing a complementary roof line and front architecture similar to the existing house and other homes along Mockingbird.

The applicant has proposed some additional changes to the interior configuration of the home, including converting the rear shop area into usable living space. There are no exterior changes other than the proposed garage and some additional covered porch space.

The following Guidelines were considered in the analysis of the project architecture.

Single Family Home Design Guidelines	Comments
<i>2.2 Basic Design Principles. (2) Respect the scale, bulk and character of homes in the adjacent area.</i>	The proposed addition will not add visible bulk to the primarily single-story neighborhood.
<i>3.5(J) Roofs. Use roof forms for additions that blend comfortably with the roofs of the existing home.</i>	The proposed roof blends into the existing design.
<i>3.7(G) Materials. Wall materials for additions should generally match those of the existing building.</i>	The proposed materials and color will match the existing house.

Landscaping: No mature trees would be impacted by the proposed addition.

Parking: The site currently has two covered and two uncovered parking spaces. The proposed 371 square foot garage would replace the existing 274 square foot carport. The carport would provide slightly more covered space and bringing the covered parking into greater conformance with the City Code.

Compliance with Development Standards: SMC section 19.46.060.a.5 states:

- (D) A two-car garage shall have a minimum area of at least four hundred square feet.*
- (E) The minimum dimensions of the parking area within a two-car garage shall be seventeen feet in width and eighteen feet in depth exclusive of appliances, water heaters, shelves, etc.*

The proposed two-car garage is approximately 371 square feet instead of the required 400 square feet. While it is less than the required area, the proposed design allows the addition to meet both the front and side yard setback requirements and provides more covered parking area than currently provided by the carport. While a deviation, the proposed addition brings the site into greater conformity with the Code requirements for covered parking.

Expected Impact on the Surroundings: The proposed addition would be similar to other existing garages along Mockingbird Lane. No notable impact on the neighboring properties is expected.

Fiscal Impact

No fiscal impacts other than normal fees and taxes are expected.

Public Contact

Notice of Public Hearing	Staff Report	Agenda
<ul style="list-style-type: none">• Published in the <i>Sun</i> newspaper• Posted on the site• 10 notices mailed to property owners and residents adjacent to the project site	<ul style="list-style-type: none">• Posted on the City of Sunnyvale's Website• Provided at the Reference Section of the City of Sunnyvale's Public Library	<ul style="list-style-type: none">• Posted on the City's official notice bulletin board• City of Sunnyvale's Website• Recorded for SunDial

Conclusion

Discussion: The interior changes and additional covered entry are minor additions that would typically be approved through a design review process. The proposed garage is desirable in that it would bring the site into greater conformance with the City Code for covered parking space. The requested reduction in size is reasonable in that the existing house and lot configuration would not allow for a larger garage without resulting in a non-conformity in the front yard setback or result in an it meets the minimum dimensions for the garage and

Findings and General Plan Goals: Staff was able to make the required Findings based on the justifications for the Variance. Findings and General Plan Goals are located in Attachment A.

Conditions of Approval: Conditions of Approval are located in Attachment B.

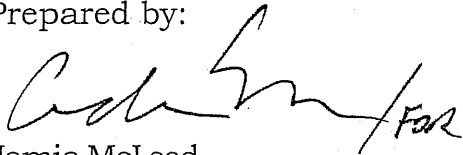
Alternatives

1. Approve the Variance with attached conditions.
2. Approve the Variance with modified conditions.
3. Do not Approve the Variance.

Recommendation

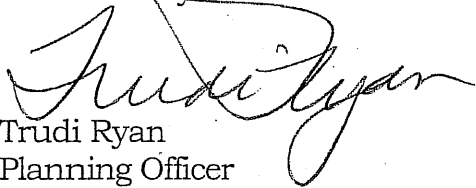
Alternative 1.

Prepared by:



Jamie McLeod
Project Planner

Reviewed by:



Trudi Ryan
Planning Officer

Attachments:

- A. Recommended Findings
- B. Recommended Conditions of Approval
- C. Site and Architectural Plans

Recommended Findings - Variance

1. Because of exceptional or extraordinary circumstances or conditions applicable to the property, or use, including size, shape, topography, location or surroundings, the strict application of the ordinance is found to deprive the property owner or privileges enjoyed by other properties in the vicinity and within the same zoning district. The Finding is made in that the existing structure does not allow for a 400 square foot garage to be constructed without resulting in a front yard setback deviation or impacting the existing structure of the house. About half of the homes in the neighborhood have a similar type garage as is proposed by the applicant.
2. The granting of the Variance will not be materially detrimental to the public welfare or injurious to the property, improvements or uses within the immediate vicinity and within the same zoning district. The Finding is made in that the addition will bring the site into greater conformity with the City Code.
3. Upon granting of the Variance, the intent and purpose of the ordinance will still be served and the recipient of the Variance will not be granted special privileges not enjoyed by other surrounding property owners within the same zoning district. The Finding is made in that approximately half of the neighboring properties along Mockingbird Lane have a similar type of covered garage. Construction of a two-car garage would require the applicant to either not meet the front or side yard setbacks or would require the requested reduced garage size. Recent precedence has indicated that the City Council is concerned with Variances to the front yard setback. Thus, reducing the overall size of the garage, while increasing the current covered parking area, brings the site into greater conformance with the City Code.

Recommended Conditions of Approval - Variance

In addition to complying with all applicable City, County, State and Federal Statutes, Codes, Ordinances, Resolutions and Regulations, Permittee expressly accepts and agrees to comply with the following conditions of approval of this Permit:

Unless otherwise noted, all conditions shall be subject to the review of approval of the Director of Community Development.

1. GENERAL CONDITIONS

- A. Any major site and architectural plan modifications shall be treated as an amendment of the original approval and shall be subject to approval at a public hearing except that minor changes of the approved plans may be approved by staff level by the Director of Community Development.
- B. The Conditions of Approval shall be reproduced on the front page of the plans submitted for a Building permit for this project.
- C. The Variance shall be null and void two years from the date of approval by the final review authority at a public hearing if the approval is not exercised, unless a written request for an extension is received prior to expiration date.

2. COMPLY WITH OR OBTAIN OTHER PERMITS

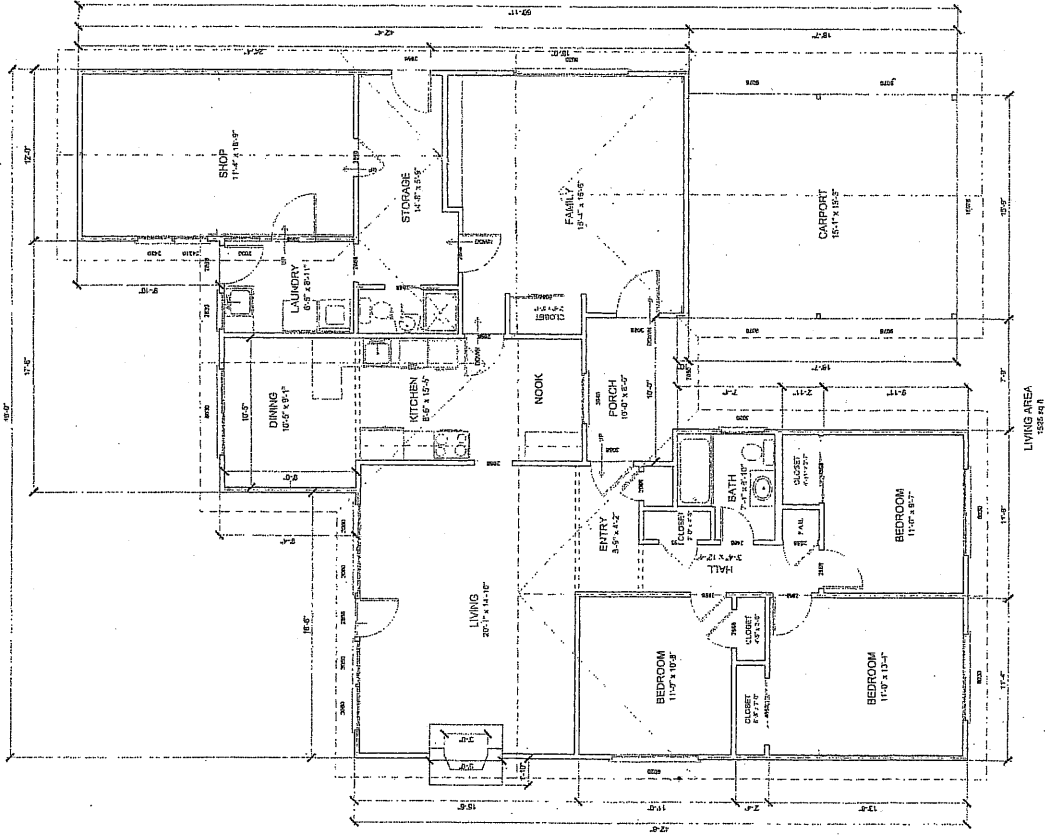
- A. Obtain necessary permits from the Development Permit from the Department of Public Works for all proposed off-site improvements.
- B. Obtain approval from the Crime Prevention Division of Public Safety Department for crime prevention measures appropriate to the proposed development prior to issuance of a Building Permit.

3. DESIGN/EXTERIOR COLORS AND MATERIALS

- A. Final exterior building materials and color scheme are subject to review and approval of the Planning Commission/Director of Community Development prior to issuance of a building permit.
- B. Roof material shall be 50-year dimensional composition shingle, or as approved by the Director of Community Development.

*ALL STRUCTURES SHALL COMPLY WITH 1997 UBC, 2001 IBC, 2001 CBC, 2001 CEC, & ALL LOCAL APPLICABLE CODES.

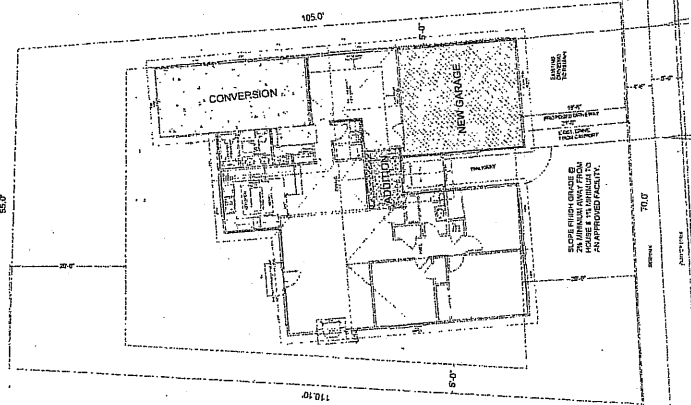
CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS PRIOR TO CONSTRUCTION. IF ANY DISCREPANCIES ARE FOUND, NOTIFY DESIGNER & ENGINEER IMMEDIATELY.



EXISTING PLAN

SCOPE OF WORK:
 SHOP AREA CONVERSION TO MASTER SUITE,
 FAMILY, LAUNDRY, 12 BATH, KITCHEN REMODEL,
 ENTRY ADDITION AND NEW ENCLOSED GARAGE
 (Planning Variance request for reduction in front setback
 to meet required 400 sq. ft. minimum garage requirement.
 Driveway to remain with full street parking depth.)
 LOT COVERAGE:
 ALLOWED (40%) 2,888.4 SQ. FT.
 PROPOSED (64.3%) 2,332 SQ. FT.

SITE DATA



MOCKINGBIRD LANE

ATTACHMENT C
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ADDITION / REMODEL FOR:
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DATE: 05-15
 SCALE: AS NOTED
 SHEET:

